

Strategic Recommendations to Improve Access to
Affordable Housing for Persons with Disabilities

**Georgia Department of Community
Affairs**

Agenda

- Welcome and Introductions
- Objectives for the Meeting
- Overview of the Strategic Planning Process
- DOJ Settlement and MFP Partnerships
- Strategies and Discussion

Objectives

- Share Recommended Strategies
- Receive input from the development community

DOJ Settlement Agreement

- Georgia will serve in community settings by July 2015, 9,000 individuals with serious and persistent mental illness currently served in the State Hospitals, frequently re-admitted to the State's hospitals, frequently seen in emergency rooms, chronically homeless, and/or being released from jails or prisons
- DBHDD has state-funded rental assistance to serve 2,000 of these individuals
- DBHDD has bridge subsidy for transitional costs in utility deposits, furniture, and housing supplies
- This plan will establish the role of DCA as we assist in providing supportive housing options to persons with disabilities under the DOJ Settlement Agreement

Department of Community Health

Money Follows the Person Demonstration Program

- This funding is through a grant from Center for Medicaid and Medicare Services (CMS)
- Promotes community integration through housing combined with waiver services to move persons from nursing home placement back to the community
- This program needs increased affordable housing options for low income individuals on SSI and SSDI
- This plan will establish the role of DCA as we assist in providing housing options to MFP eligible households

Overview of the DCA Strategic Planning Process

- TAC held on-site meetings with:
 - DCA
 - Department of Behavioral Health and Developmental Disabilities (DBHDD)
 - Department of Community Health (DCH)
 - State Board of Pardons and Parole
 - Housing developers and PHAs
 - U.S. Department of Housing and Urban Development (HUD)

DCA Strategies

- A. Establish a Steering Committee
- B. Develop a unified communications strategy
- C. Create and define a referral process to fill newly identified and available housing units
- D. Improve access to affordable housing for people with disabilities

A. Steering Committee

- Steering Committee Membership from DCA, DBHDD, DCH, and the Governor's Office of Planning and Budget
- Committee is a mechanism to align policy and program implementation around supportive housing
- Subcommittee work (e.g. HUD 811 application under Frank Melville Act)

B. Unified Communication Strategy

- The goal of this strategy is to create a single voice between state agencies with housing stakeholders in order to improve accessibility to and preservation of affordable housing for persons with disabilities
- This Unified Communication Strategy must be responsive to multi-departmental needs

C. Outreach and Referral Processes to Fill Newly Available Housing Units

- Refine partnership with DBHDD and DCH to establish efficient outreach and referral processes to match potential tenants with newly available or vacant units
- Convene a focus group to explore improvements to maximize the use of the www.GeorgiaHousingSearch.org web site
- Create referral protocols for partnership agencies

D. Improve Access to Affordable Housing

- DCA has established six strategies designed to improve access to affordable housing opportunities

Strategy 1: DCA Housing Choice Voucher Resources (HCV)

- Create a wait list preference for persons covered by the Department of Justice Settlement Agreement
- Project assistance to 100 households in FY2012
- Project assistance to 500 households annually in FY2013, FY2014, and FY2015
- Individuals must meet DCA HCV eligibility requirements
- Units must be leased in the DCA HCV program jurisdiction

Strategy 1A: Link DCA's HCV Set-aside to DBHDD GHVP Participants

- This partnership will create an effective use of resources through maximization of the DCA HCV set-aside with DBHDD GHVP
- Enables DBHDD to re-use GHVP vouchers for additional participants under the DOJ Settlement Agreement
- This strategy should enhance housing retention and stability outcomes for the participants

Strategy 2: Shelter Plus Care (S+C) Sponsor-Based Expansion

- Reallocate S+C resources in order to create additional sponsor-based units
- Prioritize use of S+C funds to those receiving services under the DOJ Settlement Agreement
- DCA will work to coordinate with DBHDD to identify supportive services to meet the S+C match requirement

Strategy 3: Section 811 PRA Funding through the Frank Melville Reinvestment Act

- HUD Competitive NOFA application expected in Spring 2012
- Requires collaboration and MOA/MOU between DCA, DCH, and DBHDD
- May provide project-based rental assistance for 150 households
- Can be leveraged with other financing resources (HOME, LIHTC, bonds)
- Requires that no more than 25% of the units in any affordable housing property can be used for persons with disabilities

Strategy 4: Marketing of Tax Credit Units to Populations with Disabilities

- Each Tax Credit project must include a marketing plan for the outreach to tenants with special needs, including those under the Settlement Agreement
- Each must provide outreach to service providers, homeless shelter or disability advocacy organizations in county
- Each must establish a priority for persons with disabilities or the homeless for any project- based rental assistance available if eligible under PBRA requirements

Strategy 5: HOME Funds for Tenant-based Rental Assistance

- DCA to create HOME-funded tenant-based rental assistance program for tenants waiting for the availability of long-term rental assistance funding through DCA's HCV – 25 households assisted annually.
- Assistance will be targeted to Money Follows the Person participants
- Explore options with other PHAs to create a HCV set-aside and to use HOME TBRA as a bridge to long-term HCV

Strategy 6: Outreach to Other Public Housing Authorities

- DCA proposes to work collaboratively with DBHDD and DCH to develop an outreach and education initiative targeted specifically to PHAs
- 188 public housing agencies administer over 60,000 vouchers and own/manage over 44,000 units of public housing in Georgia
- Ensure consistency in communications strategy

Focus on Community Integration in Supportive Housing

- DCA supportive housing efforts will focus on developments that mirror Melville Act criteria and limit occupancy set-asides for persons with disabilities to no more than 25%
- Continue to support the redevelopment or preservation of existing supportive housing that may have occupancy set-asides greater than 25% and do not require targeted DCA funding or incentives to be implemented

Projected Outcomes – The Numbers

Strategy	FY2012	FY2013	FY2014	FY2015	TOTAL
1. DCA Housing Choice Voucher Settlement Agreement Set-aside	100	500	500	500	1,600
2. Shelter Plus Care Sponsor-Based Expansion	TBD	TBD	TBD	TBD	TBD
3. Section 811 Project Rental Assistance (PRA) Funding	0	150	150	150	450
4. Marketing of Tax Credit Units to Populations with Disabilities	TBD	TBD	TBD	TBD	TBD
5. HOME Tenant Based Rental Assistance	0	25	25	25	75
6. Outreach to other Public Housing Agencies	TBD	TBD	TBD	TBD	TBD
Total Annually:	100	675	675	675	2,125

Projected Outcomes – The End Goal

- Lois Curtis was one of the original plaintiffs that led to the Olmstead Decision in 2000
- In and out of institutions since she was 13, Lois now rents a home in the Stone Mountain area which she shares with a roommate
- She receives support from community service providers
- She has a meaningful and healthier life:
 - Taking long walks in her neighborhood
 - Quitting a 3 pack a day cigarette habit developed as she coped with the monotony of institutional life
 - Reconnecting with family and making new friends
 - Finding success as a folk artist, with shows at local Atlanta galleries and across the United States

Wrap Up Q&A

- Questions and Answers
- Thank you for your participation today
- Comments may be provided in writing to Don Watt, Director, Office of Special Housing Initiatives at don.watt@dca.ga.gov